LOTS 1 2 & 3
WAR EAGLE LANDING PB 6/78

HENNESSY MICHAEL D & KATHERINE J
96156 BLACKROCK ROAD
YULEE, FL 32097

2026

45-3N-28-2315-0001-0000

BUILDING CHARACTERISTICS

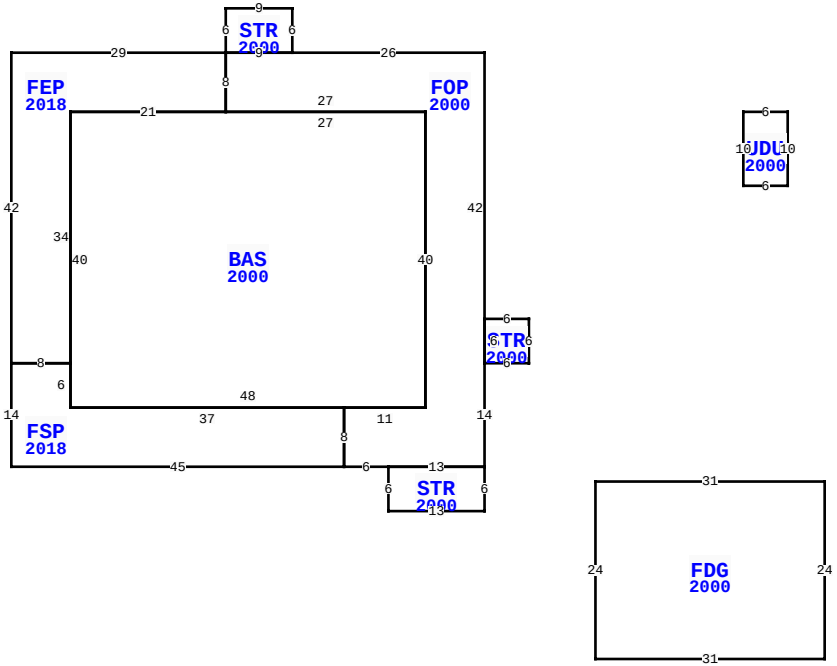
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2000	1,920	270,069
FDG	744	60	2000	446	62,735
FEP	504	80	2018	403	56,687
FOP	752	30	2000	226	31,790
FSP	408	40	2018	163	22,928
STR	36	10	2000	4	563
STR	54	10	2000	5	703
STR	78	10	2000	8	1,125
UDU	60	55	2000	33	4,642
TOTALS	4,556			3,208	451,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,208	112.4424	156.29	501,378	2000	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2020 Heated Area: 1920 HX Base Yr 2020



96156 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,240
TOTAL MARKET OB/XF VALUE		22,577
TOTAL LAND VALUE - MARKET		352,531
TOTAL MARKET VALUE		826,348
SOH/AGL Deduction		221,535
ASSESSED VALUE		604,813
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		548,402
TOTAL JUST VALUE		826,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996634	GARAGE	18,000	11/29/1999
996633	NEW CONSTR	96,448	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0626	9/19/2019	WD	Q	I	01	605,000
GRANTOR: AYERS DANIEL O & REBE						
GRANTEE: HENNESSY MICHAEL D						
2003/1636	9/17/2015	WD	Q	I	01	535,000
GRANTOR: LORD WILLIAM E & MART						
GRANTEE: AYERS DANIEL O & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 S40 E48 N40 W27$ FEP=[YR=2018] N8 W29 S42 FSP=[YR=2018] S14 E45 FOP=[YR=2000] E6 STR=[YR=2000] S6 E13 N6 W13$ E13 N14 STR=[YR=2000] E6 N6 W6 S6$ N42 W26 STR=[YR=2000] N6 W9 S6 E9$ W9 S8 E27 S40 W11 S8$ N8 W37 N6 W8$ E8 N34 E21$ PTR= E50 S50 FDG=[YR=2000] E31 S24 W31 N24 $N50 W50 $ PTR= E70 UDU=[YR=2000] E6 S10 W6 N10 $ W70 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
2	0350	CARPORT WD	0	100	24	15	360.00	SF	13.00	13.00	100	2001	2001	3	20	936	
3	0680	POLE SHED	0	100	38	19	722.00	SF	10.00	10.00	100	2001	2001	3	27	1,949	
4	0300	BOAT DCK W	0	100	0	0	1,150.00	SF	40.00	40.00	100	2005	2005	3	32	14,720	
5	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2005	2005	3	32	1,331	
6	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2005	2005	3	21	151	
9	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	2005	2005	3	21	655	

LAND DESCRIPTION

TOTAL OB/XF 22,577

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	150,000.00	150,000.00	352,500							
2	009500	C	SUBMERGED	0		RSF-1	154.00	639.00	1.23	AC		1.00	1.00	1.00	25.00	25.00	31							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.58 Total Land Value: 352,531 Market: 0 Agricultural: 0 Common: 352,531 PRINTED 07/09/2026 BY SYS